

DRAFT
Weare Conservation Commission
Minutes of September 10, 2008

Members in attendance: Andy Fulton (Chair), George Malette, Steve Najjar, Pat Myers.

Guests: Alden Beauchemin (Keyland), Mike Duhaime, Barbara Beers. Town Manager Fred Ventresco was also present for parts of the meeting.

Andy called the meeting to order at 7:15 pm. He asked each guest what their business was before the Commission. Aldin Beauchemin of Keyland Enterprises was representing Craig Heafield concerning the Fessenden Woods cluster subdivision on River Road. Barbara Beers was there as an observer. Mike Duhaime is Trail Master for the Weare Winter Wanderers snowmobile club there to listen and learn. Andy asked Aldin to start.

Aldin Beauchemin presented a wetlands application which the Commission had signed over a year ago. Keyland didn't submit it to DES at the time due to other priorities but are now ready to proceed. Although the application is unchanged Alden thought the Commission would want to update the signature. Steve advised that we review the application before signing it and all agreed. ♦ Aldin reminded the Commission of this project. It is a 14 lot (check) cluster subdivision located on River Road, tax map 412, lots 100 and 101. The 28 acre (check) open space portion will be protected by a CE with the Piscataquog Land Conservancy (formerly PWA). Pat and Andy had done the original site walk with Aldin and property owner Craig Heafield back in May 2005. ♦ Steve asked who would hold the deed to the open space parcel. Aldin thought PWA was to own it in fee but agreed that seemed unlikely since they had prepared an easement for it. After more discussion and a call to Craig Heafield it was determined that the town would own the parcel with PLC holding the CE. ♦ Aldin passed around a copy of a draft of PLC's CE and said that work on the deed would come next. Andy asked for electronic copies of both these documents for our review. ♦ We looked at the subdivision plan. The Commission thought it would be better to change the term ROW to access road on the plans and that the line separating the access way and the conservation area into separate parcels be removed since it will all be owned by the town. Aldin will discuss these changes with PLC to see if the CE language would be affected. ♦ A discussion of the access way itself began. Steve noted that it would be very difficult to do a timber harvest of the open space area due to the angle of 2 bends in the road. Aldin will put an easement on a small corner of that residential lot that would enable logging trucks to cut that corner if need be. ♦ Finally, Andy asked if it was necessary for the CE language to prohibit all motorized vehicles. Aldin will check with PLC to see if snowmobile access would be possible. Mike Duhaime spoke to say that the club had plenty to do maintaining the trails they currently use and are not looking to add more trails at this time. ♦ We finished reviewing the wetlands application and Steve made the motion to sign the application. George 2nd. All voted in favor. Andy signed the 5 copies.

Minutes of the August 13, 2008 meeting were reviewed. No changes were made. Steve made the motion to accept the minutes as written. George 2nd. All voted in favor.

Planning Board items reviewed:

Lot Line Adjustment plan for Map 103 lots 2, 5 & 16. Owners Colburn, Colburn, Wilson, and Martin at Chester Drive and Cottage Road on Lake Horace. No issues, no comments to the PB.

NHDES Wetlands Bureau items reviewed:

Shoreland Impact Permit #2008-01294. Maria Beasely Revocable Trust, August 14, 2008. This was discussed last month. Now they must go before the ZBA.

Wetlands and Non-Site Specific permit #2008-01280. PSNH pole installation along Twin Bridge Road. No discussion.

Notice of Alteration of Terrain Permit application. Townes Excavating, tax map #201, lot 112. DES file #080818-02. No discussion.

Notice of Shoreland Waiver #2008-00954. Frank Farmer, 361 Reservoir Drive. There was discussion of the wetlands setback and wetlands buffer town ordinances that will apply in this case. Andy will contact Chip Meany to see if a building permit has been issued yet. The applicant will need to go to the ZBA first.

Discussion of snowmobile trails on town conservation lands with Mike Duhaime. Andy reassured Mike that the Commission would not want to break or disconnect an existing trail.

Other items:

Shoreland Protection Act violation was reported at 68 Woodfern Road on Horace Lake. Owners are Michael and Margaret Mahoney. Chip Meany, Tom Carr, and NH DES are already involved.

Andy passed around a note from Chris Hague and two pamphlets she picked up from the Swanzey Open Space Committee. One is entitled Open Space Protection in Swanzey – Options and Support for Landowners. The second is entitled Buck and Ike – Ambassadors of Open Space Protection.

Request to trap on town owned property (the Wood Family Forest). Paperwork was submitted to the Town Office on August 20, 2008 by Glenn DuBois of Goffstown. Pat made the motion to approve the trapping agreement with Mr. DuBois again this winter. George 2nd. All voted in favor.

The trapping request sparked a discussion on access or the lack there of to the Wood Family Forest town conservation land. The access gate to Bolton fields from Route 114 also controls access to the conservation land behind it. Steve wondered how Mr. DuBois was getting through the gate when he traps. The gate is left open part of the year but locked in the winter months. Steve pointed out that there is very little room outside the gate to safely park a vehicle. Andy stated he would contact the Parks and Rec Committee and ask to come to one of their meetings to discuss the issue.

Mountain Road/PSNH issues – members had all received an email copy of a letter from PSNH's David Plante (check) offering to repair the historic stone culvert on the phantom roadway parallel to Mountain Rd. The culvert began backing up and flooding the road after PSNH equipment used the road during the transmission line upgrade. The culvert had been working before the PSNH arrived and recent efforts to dislodge any blockage have failed. It is likely that some of the stones shifted and collapsed under the roadway. At this point Steve noticed an error in the August minutes that we had missed when we approved them earlier. He made the motion to amend item #4 in Section b. Recommendations to BOS regarding Mountain Road of the August 13, 2008 minutes to read: *Steve recommended a 20 foot culvert to provide a 16 foot wide traveled road way,* George 2nd the motion to amend the August minutes. All voted in favor. Discussion of the PSNH proposal continued. Steve had provided the Commission with a document from the New Hampshire Division of Historical Resources website on Historic Stone Culverts. It states that New Hampshire has provisionally declared stone culverts to be eligible for the National Register of Historic Places and that methods for repair are being developed. Commission members felt strongly that it needed to let the BOS know that we do not recommend accepting the PSNH proposal for repair.

Discussion of a letter written by a Deering town official to NH DES Wetlands Bureau on behalf of the towns of Deering, Francestown, and Weare that suffered environmental damage during the PSNH transmission line work. The letter describes several problems that have not been addressed to the satisfaction of the towns and asks the Wetlands Bureau to conduct another review of the case. The WCC is asked to sign on to the letter to create a regional voice to express our concerns. Andy was not happy with the wording of the letter. Steve was of the opinion that we should concern ourselves with Weare issues only. Eventually the majority agreed that the letter could be re-drafted and offered to the other towns as an alternative for us all to sign. Andy will work on the new letter.

Hawkes / Wilson project update – Steve provided an update. Rod Wilson's portion of the project is moving along but Shawn Hawkes' portion has gotten complicated. It now seems likely that Shawn will buy the abutting piece that was in danger of being foreclosed on. That leaves us potentially short of the funds needed to cover the additional land. Shawn is working out what he can do to move the project along. The Commission needs a current, accurate statement of the balance in the Conservation Fund in order to conduct business. We have asked many times and spoken to different people and yet we still cannot be sure of the balance. We are also concerned about whether the correct amount has been deposited at all times. We have no way to check since we no longer get a copy of the manifest which the BOS signs when the 75% of the LUCT is deposited into the Fund. Andy will bring this problem to the BOS meeting. If the situation does not improve we may consider hiring an auditor.

Frank Farmer property site walk – Pat and John Ciampi walked the parcel with Frank and his son Tim. Pat said she would report in full at the September WOSC meeting.

Charles Brown Farmland easement – is in the final stages of completion. Steve asked if the town received executory interest in the easement and if so do we need to have a representative at the closing. Members were in agreement that the town does hold Executory Interest. Andy will inquire about the closing.

NRI / WCC computer – Since Andrea is leaving the Commission she asked Pat to take over as the contact with Chris Kane. The project should be nearing completion. Andrea brought the computer to Andy who will keep it for now. Fred Ventresco said that soon we should be able to use the new wireless router in the town office building to go online.

Andy said we will miss Andrea greatly. We all agreed with him.

There being no further business George made the motion to adjourn and Pat 2nd. All voted in favor. Andy closed the meeting at 10:29 pm.

These minutes respectfully submitted,

Pat Myers

Cc Town Clerk, BOS, WCC files